

# Clermont County Building Department

## Lawn Shed Construction Guide

### Application and Required Approvals

Residential Accessory Buildings or Sheds need to be reviewed and approved for a Building Permit before construction or placement, if the shed is greater than 200 square feet. Draw shed location on your site plan, showing distances to other structures and distances from property lines.

1. Obtain Zoning approval from your local Township Zoning official.
2. If property has septic or a cistern, the Health Department may have requirements pertaining to your project. Obtain approval from Clermont County Health Department.
3. Bring copies of the above two documents and **two sets** of detailed construction plans to our office. To complete our application form you will need all project information and your parcel tax identification number (see your tax bill or contact the Auditor's office).

We will review your plans by 11:00 am the first business day after your submittal. If there are corrections to be made you will receive a correction list.

Plans from a lumber supplier, or computer generated plans are acceptable if you have added or included all dimensions, spacing, lumber sizes and spans, and any other needed information on the line drawings.

The following footing/foundation exemptions pertain to non-habitable accessory buildings:

1. The minimum depth requirements may be reduced to 18" when using a monolithic footing/foundation /floor system.
2. Buildings up to a maximum square footage of 400 square feet are exempt from the footing/foundation requirements, *but shall be anchored in an approved method.*
3. Factory built (finished or assembled on site) structures that are designed to be mounted to an existing slab or other existing surface (concrete or asphalt) with a maximum square footage of 450 square feet and which are installed in accordance with the manufacturer's installation instructions and anchored in an approved method.

### Plans Required (2 complete sets)

Site Plan

Elevations

Footer/Foundation Plan or tie-down plan if no foundation

Structural cross section/framing details

### Required Inspections

1. Footing inspection: If necessary, inspection will be made after excavation, but before concrete.
2. Rough Inspection: After all utilities and fire stopping, but before insulation.
3. Final Inspection: If necessary, when project is complete.